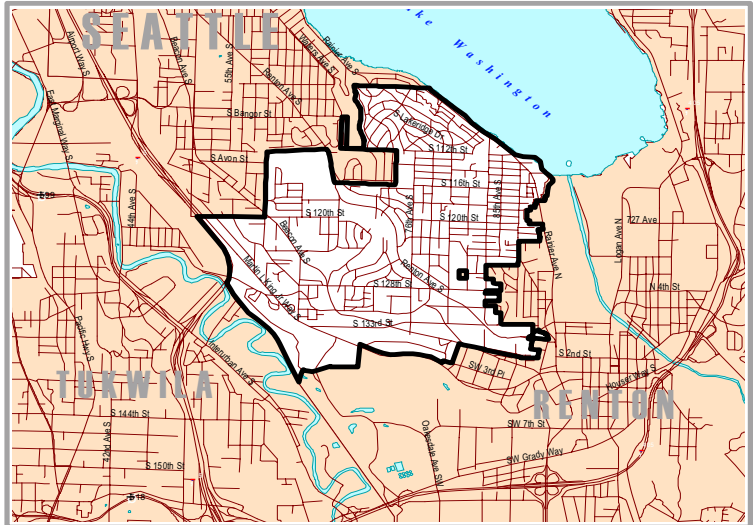
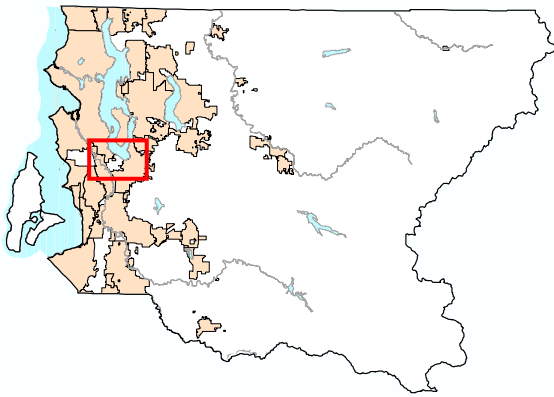


West Hill

Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of the few unincorporated Urban areas that lacks a PAA designation.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2005 Assessed Valuation: \$1,092.5 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$1,850,300

2004 Real Estate Sales: \$115.2 million
 Local Option REET Revenue (0.5%): \$576,097

2004 Taxable Retail Sales: \$44 million
 Local Option Sales Tax Rev (0.85% of 1%): \$374,314

EMPLOYMENT

Number of Business Units: 152

Year 2003 Total Jobs: 1,181
 Manufacturing: *
 Wholesale/Utilities: 12
 Retail: 102
 Finance/Services: 515
 Government/Education: 333
 Construction/Resource: 90

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$47,385
Number of Households: 5,570

Household by Income Category:
 0 – 80% 2,430 (44%)
 80 – 140% 1,810 (32%)
 140%+ 1,330 (24%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977
2004 Population: 14,200
Pop. Per Sq. Mile: 4,640

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

HOUSING

Total Housing Units: 5,780
 Single Family: 4,190 (72.5%)
 Multifamily: 1,390 (24%)
 Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7%
Average Household Size: 2.50
Median House Value: \$181,400
Median 2 Bedroom Rental: \$742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 30
 Single Family: 30
 Multifamily: 0 / 0

2004 Formal Plats/Lots:

Applications: 2 / 39
 Recordings: 1 / 48

2002 Land Capacity:

Residential In Acres: 167.04
 In Units: 1,913
Commercial In Acres: n a
 In Jobs: